

70 Church Street

PORTSOY, BANFF, AB45 2QR



Traditional detached cottage, complete renovation to an impeccable standard, close to the Harbour, Loch Soy and local amenities in a historic seaside town



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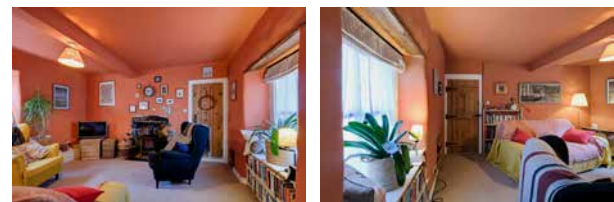


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70 Church Street, Portsoy is a stunning traditional stone detached "Fisher Cottage" that has previously undergone a complete renovation. The current owners have extensively and sympathetically continued to renovate to create a truly unique cottage exuding charm and appeal that will immediately impress.

THE LOUNGE



On entering the property, you are greeted by a traditional hallway, leading to the lounge with dual aspect windows and a wood-burning stove.

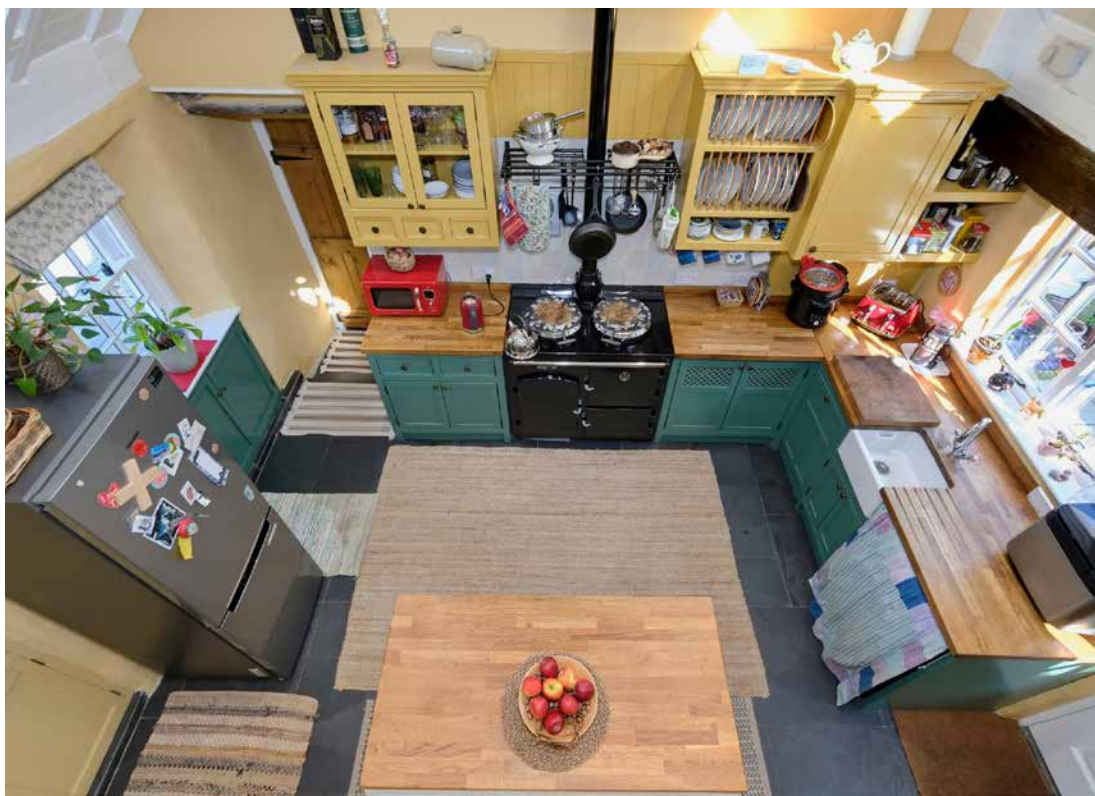
THE KITCHEN



The impressive open-plan dining kitchen is awash with natural light and is undoubtedly the heart of this beautiful cottage, with a wealth of hand-painted units and bespoke worktops encompassing a stunning range cooker. The kitchen also benefits from a mezzanine floor, which is currently used as an office; a wood-burning stove and access to the rear garden complete the kitchen.



THE MEZZANINE/OFFICE



Further accommodation on the ground floor consists of a spacious, bright and airy third bedroom with dual aspect windows, with wooden floorboards and an original fireplace making it ideal as a guest room.

BEDROOM 3

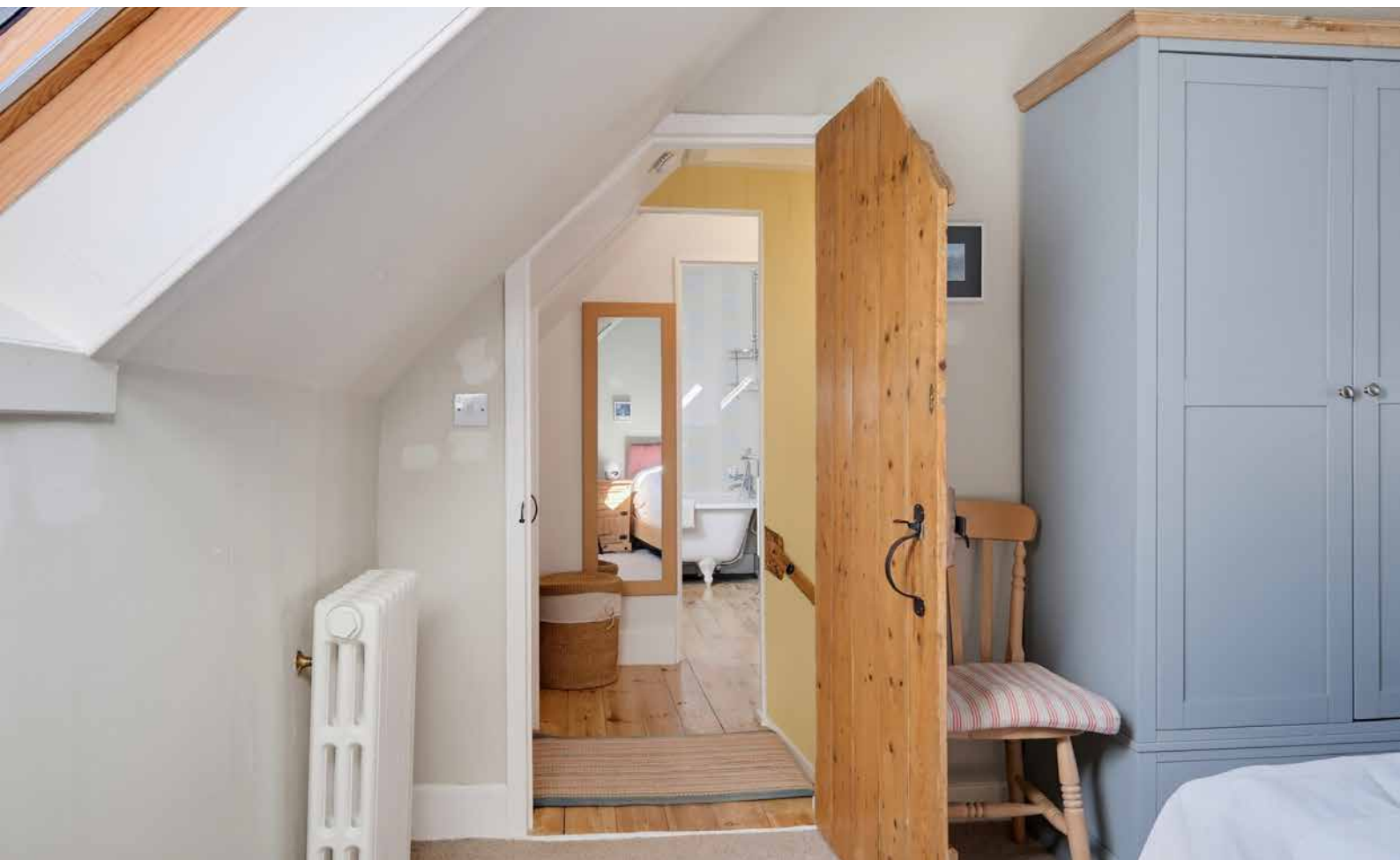


A wooden stairway leads to the first floor, where you have two very spacious, bright and airy double bedrooms; a three-piece family bathroom with roll-top bath completes this amazing cottage. Further benefiting from hand-built sash and case double-glazed windows, gas central heating, immaculate decor and an abundance of original features.

THE BATHROOM



BEDROOM 1



BEDROOM 2



An entrance path allows access to the side of the property and gated rear garden. Fully landscaped over several levels with inter-winding footpaths and borders containing a wealth of mature shrubs, plants and seasonal flowers. A lawned area with a small pond adds to the appeal of this garden. At the very top of the garden, giving some sea views, is a small summer house and separate seating area, perfect for entertaining and enjoying the late afternoon sun. There is also a small outhouse, used as a wood store. The garden is walled and gated and provides a safe environment for those with children and pets. There is private off-road parking for up to 2 cars on nearby land.

EXTERNALS

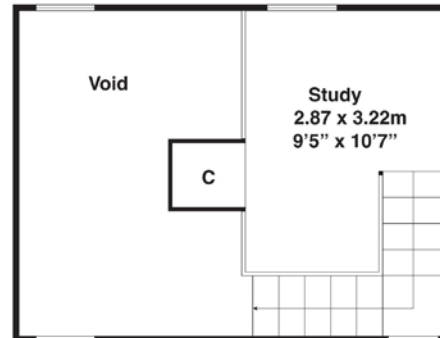
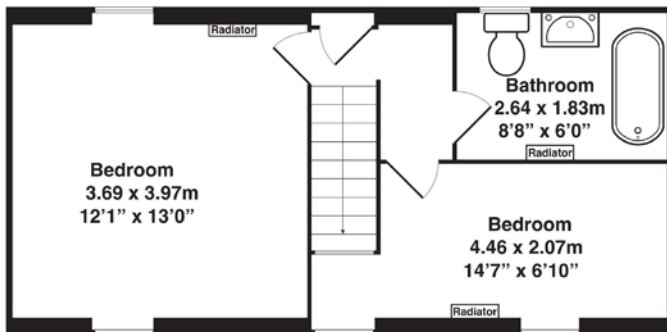




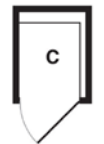
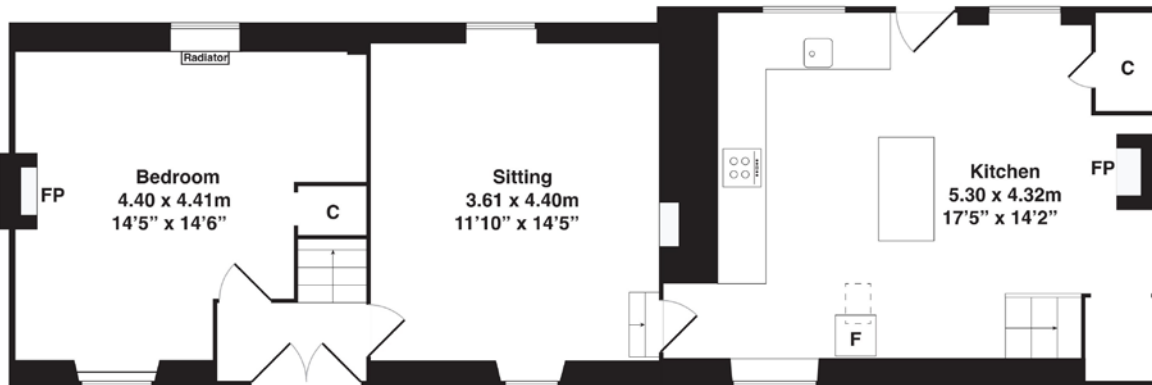
This ideally located property would suit a professional couple and has huge investment potential as a family holiday home or holiday rental. Early viewing is a must to fully appreciate the standard of workmanship, the location and the accommodation on offer.

Note: The current owners have applied for and have been granted permission to add a two-storey extension across part of the rear of the property; a copy of the plans can be made readily available.

FLOOR PLAN & DIMENSIONS



First Floor

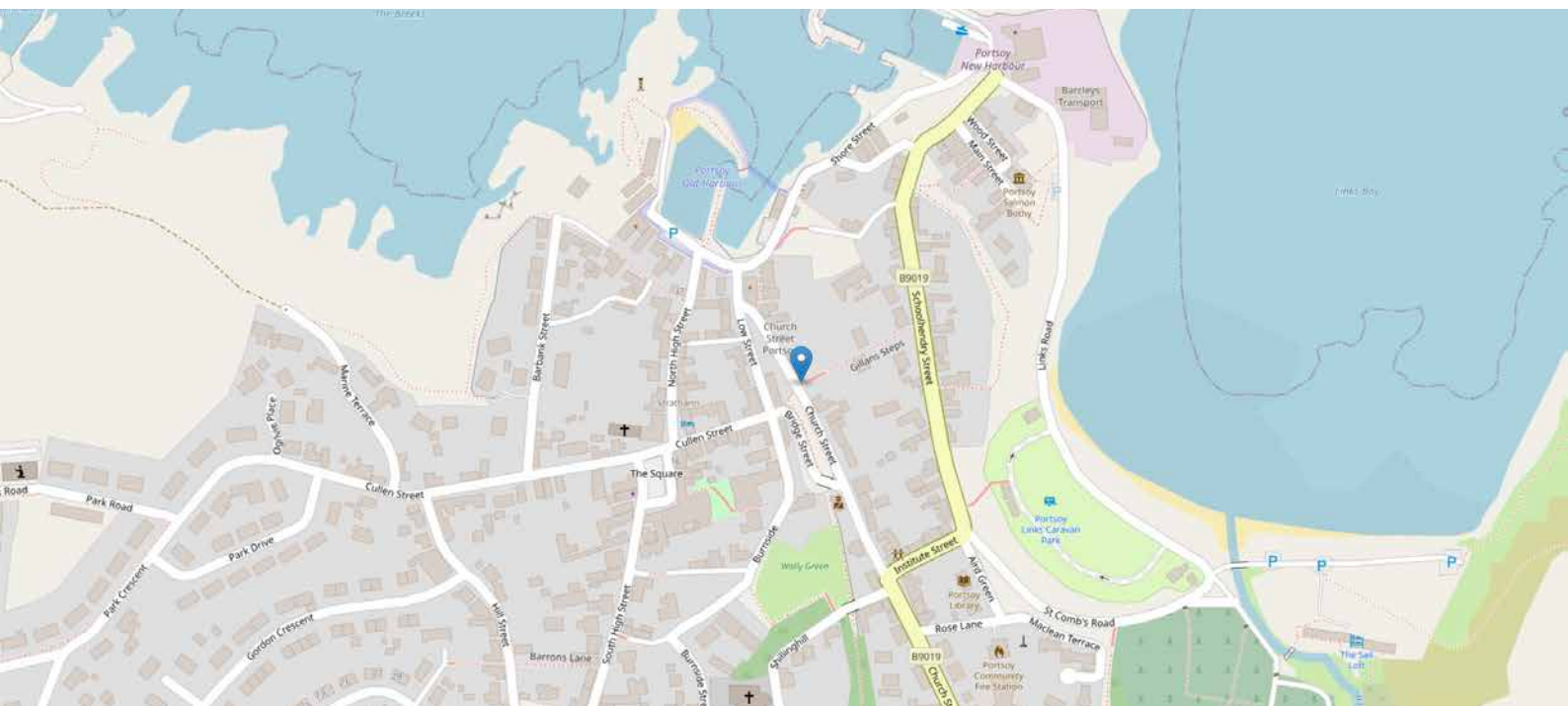


(Not In Position)

Ground Floor

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 100m² | EPC Rating: D



THE LOCATION

Portsoy is located in North East Scotland, on the Moray Firth Coast. This stunning stone, detached cottage is situated in the lower part of this Historic seaside town and is believed to be approximately 300 years of age. A short stroll will find you at the historic harbour dating from 1692, which is the oldest on the Moray Firth. The “New” Harbour was built in 1825 for the growing herring fishery. Portsoy, notably the harbour, has featured in BBC period dramas “The Camerons”, “The Shutter Falls” and was the principal film location for Gillies MacKinnon’s 2016 film “Whisky Galore” and most recently “Peaky Blinders”.





A short drive will find you on some stunning beaches and rugged coastline that this area has to offer, Sandend and Cullen to name but a few, where you can find yourself completely alone with acres of sand stretching out in front of you, with only the abundance of wildlife that frequents these shores to keep you company, from seals to dolphins and numerous species of birds.

The Moray Coast is renowned for its relatively mild climate with numerous leisure facilities available. There is salmon and trout fishing on the Rivers Deveron and the Spey, with a choice of harbours, beaches and rugged coastline waiting to be fished. Locally, you will find an abundance of outdoor pursuits: horse riding, mountain bike trails, surfing and windsurfing, and a multitude of immaculate golf courses. The Duff House Royal and the famous Royal Tarlair are both located in the nearby towns of Banff and MacDuff.

Portsoy is a beautiful little place with spectacular scenery in and around the town, with the historic Durn House and Loch Portsoy. All the normal facilities one would expect can be found locally; there is preschool and primary schooling, with secondary schooling facilities available in the nearby towns of Buckie and Banff. A variety of local shops can be found within the town centre, including an NHS health centre, a Post Office, a supermarket, restaurants, cafés, and pubs, all of which add to the appeal of this area, which is frequented by numerous visitors, especially during peak seasons and the famous local Portsoy Boat Festival. A comprehensive East Coast bus network also operates through the town of Portsoy.



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